145.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,600 / 815,600
					USE VALUE:	815,600 / 815,600
					ASSESSED:	815,600 / 815,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
275		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFOREST MARCUS G & AMANDA J
Owner 2:	
Owner 3:	
Street 1:	275 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MITSAKIS VIRGINIA/TRUSTEE -
Owner 2:	THE 275 HIGHLAND AVE TRUST -
Street 1:	275 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 1917 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	372,800		442,800	815,600
Total Card	0.102	372,800		442,800	815,600
Total Parcel	0.102	372,800		442,800	815,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.46 | /Parcel: 425.4

Legal Description

User Acct

95042

GIS Ref

GIS Ref

Insp Date

03/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,800	0	4,450.	442,800	815,600	815,600	Year End Roll	12/18/2019
2019	101	FV	280,300	0	4,450.	415,100	695,400	695,400	Year End Roll	1/3/2019
2018	101	FV	174,700	0	4,450.	343,200	517,900	517,900	Year End Roll	12/20/2017
2017	101	FV	174,700	0	4,450.	315,500	490,200	490,200	Year End Roll	1/3/2017
2016	101	FV	174,700	0	4,450.	287,800	462,500	462,500	Year End	1/4/2016
2015	101	FV	163,200	0	4,450.	282,300	445,500	445,500	Year End Roll	12/11/2014
2014	101	FV	163,200	0	4,450.	262,400	425,600	425,600	Year End Roll	12/16/2013
2013	101	FV	163,200	0	4,450.	249,600	412,800	412,800		12/13/2012

!11333!

PRINT

Date	Time
12/11/20	01:30:58

LAST REV

Date	Time
05/29/19	09:26:43

danam

11333

USER DEFINED

Prior Id # 1:	95042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITSAKIS VIRGIN	61316-97		3/1/2013		432,000	No	No		
MITSAKIS VIRGIN	53393-494		8/17/2009	Family	1	No	No		
	14759-458		10/1/1982		72,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2019	109	Add Att	35,304	C				
5/9/2017	533	Heat App	4,300	C				
3/9/2017	254	Addition	246,495	O				add 2nd fl w/mastr

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2018	Measured	DGM	D Mann
3/15/2018	Permit Visit	DGM	D Mann
12/1/2017	Inspected	HS	Hanne S
11/24/2008	Meas/Inspect	189	PATRIOT
12/15/1999	Inspected	256	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA: 0.10216 | Total SF/SM: 4450 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,800 | Spl Credit | Total: 442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27056730
Const Adj.:	0.99247509
Adj $ / SQ:	157.626
Other Features:	95173
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417882
Depreciation:	45131
Depreciated Total:	372751

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

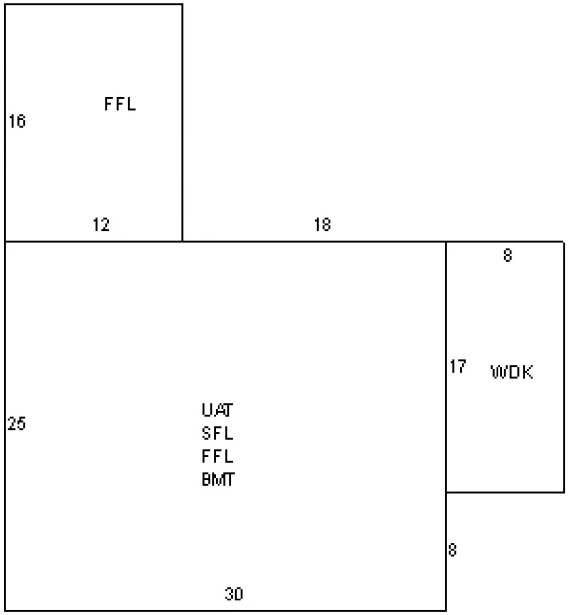
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.63
Special Features:	0	Val/Su Net:	134.78
Final Total:	372800	Val/Su SzAd	220.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	942	157.630	148,483
BMT	Basement	750	56.510	42,382
SFL	Second Floor	750	157.630	118,219
UAT	Upper Attic	188	63.050	11,822
WDK	Deck	136	13.250	1,802

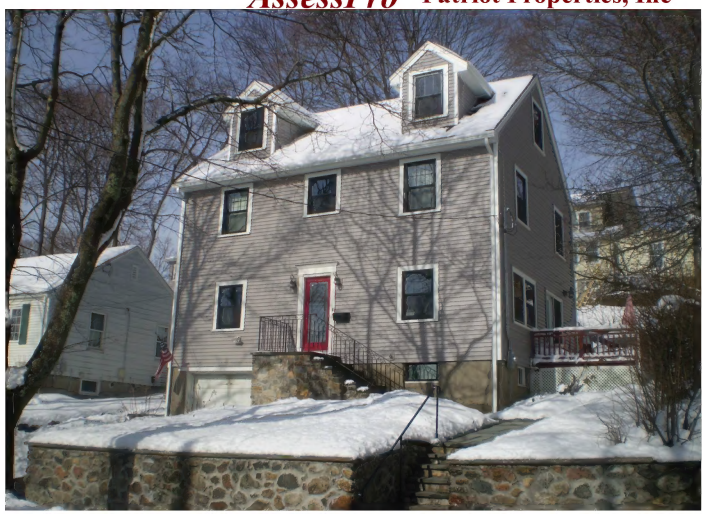
Net Sketched Area:	2,766	Total:	322,708
Size Ad	1692	Gross Are	3328	FinArea	1917
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	